**MANUEL ESTATE**
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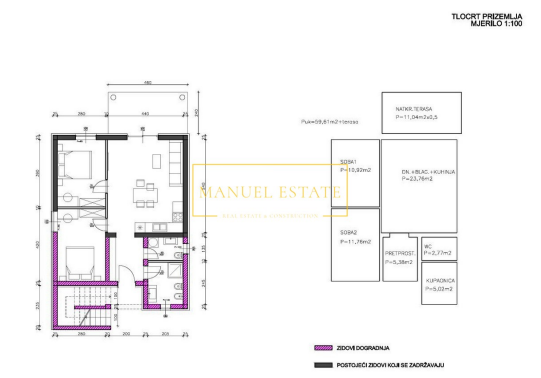


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| **Code :** | 11251 |
| **Location :** | Novigrad |
| **Building size :** | 132 m2 |
| **Lot size :** | 567 m2 |
| **Distance from center :** | 5000 m |
| **Distance from sea :** | 100 m |
| **Distance from airport :** | 75 km |
| **Number of floors :** | 2 |
| **Number of bedrooms :** | 4 |
| **Number of bathrooms :** | 4 |
| **Seaview :** | Yes |
| **Parking :** | Yes |
| **Air conditioner :** | Yes |
| **Energy efficiency :** | B |
| **Year of construction :** | 1998 |

Price : 639.000 €

Detached house of 132 m2, with a garden of 567 m2, located near Novigrad, only 100 meters from the sea. It has two floors, consists of two apartments, each with an area of 66 m2 + terrace, the apartments consist of: entrance hall, bathroom, toilet, two bedrooms, living room, kitchen and dining room, and a covered terrace with a view of the sea. Heating/cooling with air conditioning. Private parking. Yard/garden. The house was renovated in 2014 for tourist purposes. In the immediate vicinity there is an organized beach, shops and restaurants, the city center is 5 km away, the highway is 6 km away, Umag is 10 km away. The house can be used for residential or tourist purposes.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.